

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 21st September 2016 in the Manor House Sports & Social Centre, Gallows Hill Lane, Abbots Langley.

Those present:

Chairman: Councillor David Major
Vice-Chairman: Councillor Owen Roe

Councillors: Councillor Jean Bowman
Councillor Liz Burns

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

166. Apologies for absence

Apologies were received, accepted and recorded from Councillor Leslie Proctor (unavailable).

167. Declarations of interest

There were no declarations of interest.

168. Public participation

No members of the public had expressed an interest in addressing the committee.

169. To confirm the Minutes of the previous meetings

It was proposed by Councillor Jean Bowman, seconded by Councillor Owen Roe and **RESOLVED** that the minutes of the meetings held on 20th July, 10th and 31st August 2016, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

170. Planning Decisions from Three Rivers District Council

Planning decisions, as attached at Appendix A1, were noted by Members present.

171. Planning Applications as received from Three Rivers District Council

Members discussed the Planning applications list and **RESOLVED** the comments to be submitted to the District Council as attached at Appendix B1.

172. Consultations - Watford Local Plan

Members discussed the above consultation and agreed that as there were no areas of the reports that directly affected the Parish, they had no comments to submit.

173. Litter Bins - Conservation Area

Members agreed their preferred locations for the ten new bins to be installed in the High Street, Abbots Langley. Following a request for a further bin in Langley Road, it was agreed that three of the old bins in the best condition should be utilised and placed in Langley Road in front of the hardware store; in front of Causeway House by the seat opposite the Vine Surgery and also one by the entrance to St Lawrence's Church. They also agreed that the remaining old bins within the conservation area, including those on Kitters Green, would be replaced out of next year's budget.

The officer reported the successful installation of the new notice board at Abbotswood Park, Leavesden.

174. Highways and Transport Matters

Members noted the future temporary closure of Trowley Rise.

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175. Appeals

Members noted the following appeals:

- i. Refusal of planning permission: 16/0251/RSP - 69 and 71 Trowley Rise, part retrospective joint application: Two storey and single storey side and rear extensions. Appeal ref: APP/P1940/W/16/3152633.
- ii. Enforcement Notice: Site - Highwood Lodge, Highwoodhall Lane, Pimlico - change of use from agriculture to residential. Appeal Ref: APP/P1940/C/16/3154795.

The meeting closed at 8.55 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 21st September 2016

Appendix A1

1. **16/1351/FUL** ALPC meeting 20/07/2016
Former Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Formation of an outdoor manege on existing paddock including minor associated land regrading works, formation of new track, erection of timber post and rail fence with gate and alterations to existing fence enclosure for Equitopia Ltd.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **16/1423/PDA** ALPC meeting 20/07/2016
Barn at Highland Farm Hyde Lane Nash Mills Hertfordshire - Prior Notification: Change of use of existing agricultural barn to a pair of semi-detached residential dwellings with associated works for Mr Kennealy.
ALPC Comment: No objections.
Members do not think that the development is visually appealing but that it is a significant improvement on previous submissions.
TRDC Decision: Refused
Reason: Planning permission is required.
3. **16/1399/FUL** ALPC meeting 10/08/2016
Joule House 108 - 110 Primrose Hill Kings Langley Hertfordshire WD4 8HR - External alterations including recladding, alterations to fenestration and roof alterations and internal alterations for Horohoe Construction Ltd.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **16/1388/FUL** ALPC meeting 10/08/2016
27 High Street Bedmond WD5 0QP - Demolition of existing garage and construction of single storey side and rear extension, first floor rear extension and alterations to roof of front porch for S Patel.
ALPC Comment: No objections.
TRDC Decision: Approved
5. **16/1329/FUL** ALPC meeting 10/08/2016
Ashley House Langley Road Abbots Langley WD5 0EJ - Single storey side extension including conversion of garage into habitable accommodation for Brenda Galvin.
ALPC Comment: No objections.
TRDC Decision: Approved
6. **16/1221/FUL** ALPC meeting 10/08/2016
29 Langley Lane Abbots Langley WD5 0LX - Subdivision of plot and erection of two new dwellings to include one attached dwelling and one detached dwelling to rear both with vehicular access onto Shirley Road for Mr John Boswell.
ALPC Comment: Members object to this application being an overdevelopment of the site with a complete lack of parking provision for the existing house and insufficient spaces for the proposed new properties. Shirley Road is a busy thoroughfare, providing access to a densely populated area, with any increase in roadside parked vehicles being hazardous for pedestrians. The design of the detached house is out of keeping with the area, too high and will overlook the neighbouring properties. Two trees with preservation orders will be lost. If officers

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are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Refused

Reason: The proposed development, by virtue of its cramped and contrived layout, scale and design of dwellings would result in overdevelopment of the plot and an unduly prominent form of development to the detriment of the spacious character of the existing development in the area and to the residential amenities of neighbouring properties. The development would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

7. 16/1459/FUL

ALPC meeting 10/08/2016

26 Harthall Lane Kings Langley WD4 8JH - Loft extension including hip to gable extension, rear dormer and front rooflights for Mr and Mrs George Sylvester.

ALPC Comment: Members have concerns about the design of the rear dormer which they feel does nothing to enhance the character of this property within the green belt.

TRDC Decision: Approved

8. 16/1443/RSP

ALPC meeting 10/08/2016

70 High Street Abbots Langley Hertfordshire WD5 0AW - Retrospective: Provision of external customer seating area for Simmons Bakers Ltd.

ALPC Comment: Members would like conditions attached to any approval making the management of the bakers responsible for the tables and chairs not blocking the public pavement for pedestrians, pushchairs, mobility scooters, wheelchairs and any other users, also that any rubbish generated by the business is not left to litter the area. They feel two tables, not three, would be more appropriate for the space available and if the application is approved then it should be for a temporary period of 12 months in order to monitor the situation.

TRDC Decision: Approved for a limited period of 12 months with conditions including: no more than 3 tables and 5 chairs to be positioned within the outdoor seating area and restrictions as to times. See TRDC Planning website for full details.

9. 16/1440/RSP

ALPC meeting 10/08/2016

70 High Street Abbots Langley Hertfordshire WD5 0AW - Retrospective: Erection of a wall mounted air-condition unit to the gable wall facing Abbots Road for Simmons Bakers Ltd.

ALPC Comment: No objections, but Members do feel the unit is an unattractive installation within the conservation area.

TRDC Decision: Approved

10. 16/1325/ADV

ALPC meeting 10/08/2016

2 Cunningham Way Leavesden WD25 7NL - Advertisement Consent: Installation of three fascia signs for Mavani Limited.

ALPC Comment: No objections.

TRDC Decision: Approved

11. 16/1532/PDNT

ALPC meeting 10/08/2016

Land at Gypsy Lane Hunton Bridge Hertfordshire - Permitted Development Notice Telecommunications: Installation of 15m high mast with associated works and retention of existing mast for EE Ltd and Hutchinson 3G UK Ltd.

ALPC Comment: No objections.

TRDC Decision: No objection.

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Planning applications considered on 21st September 2016

Appendix B1

1. 16/1779/FUL Valid date: 25/08/2016
46 Toms Lane Kings Langley WD4 8NB - First floor side extension for Mr and Mrs Bailey.
No objections.
2. 16/1817/FUL Valid date: 25/08/2016
Garage 8 Broomfield Rise Abbots Langley WD5 0HJ - Variation of Conditions 11 (Affordable Housing Provision) and 16 (C-Plan) of planning permission 16/0383/FUL to allow alternative rent rates and energy saving measures for Watford Community Housing Trust.
No objections to the variation of conditions.
3. 16/1841/FUL Valid date: 30/08/2016
25 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Proposed single storey rear extension and internal alterations for Mrs R Swithenbank.
No objections.
4. 16/1832/FUL Valid date: 26/08/2016
23 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Proposed single storey rear extension and internal alterations for Mrs L Hatt.
No objections.
5. 16/1739/FUL Valid date: 31/08/2016
32 Berkeley Close Abbots Langley WD5 0XB - Single storey rear conservatory for Mr Paul Forrester.
No objections.
6. 16/1855/FUL Valid date: 01/09/2016
4 Hop Garden Way Abbots Langley Watford Hertfordshire WD25 0JN - Single storey rear extension and loft conversion including dormers to front and rooflights to rear for Mr Russell Benham.
No objections.
7. 16/1865/FUL Valid date: 02/09/2016
12 Chichester Way Garston Watford Hertfordshire WD25 9TY - Single storey side and rear extension for Mr Trevor Sharvell.
No objections.
8. 16/1755/RSP Valid date: 31/08/2016
Land Adjacent 2 - 3 Station Road Station Road Kings Langley Hertfordshire - Part Retrospective: Extension to car park including installation of ancillary equipment for Fraser Investment Holdings Ltd.
No objections subject to agreement over ownership of land.
9. 16/1807/FUL Valid date: 24/08/2016
9 Langley Road Abbots Langley Hertfordshire WD5 0EH - Construction of single storey side extension for Mr C McCabe.
No objections.

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10. 16/1837/FUL

Valid date: 07/09/2016

6 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HB - Demolition of outbuilding and construction of single storey side extension for Mrs Helen Hopping.

No objections.

11. 16/1909/FUL

Valid date: 09/09/2016

3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Andrew Greenwood.

No objections.

12. 16/1908/LBC

Valid date: 09/09/2016

3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Andrew Greenwood.

No objections.